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Sent: 08 August 2025 15:47:45 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1864

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 08/08/2025 3:47 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/1864
Address:	Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG
Proposal:	Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)
Case Officer:	Stefan Galyas

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Comments Details

The proposed development involves the construction of 3–4 residential dwellings, including the retention of the existing property. The site itself is not identified as potentially contaminated land under Part 2A of the Environmental Protection Act 1990, and there is no known history of contaminative use on-site.

The site is located opposite an operational petrol filling station, which was subject to investigation and partial remediation in 2007. While this provides some reassurance, the station remains active and therefore presents a potential ongoing source of contamination, particularly in relation to hydrocarbon vapours and possible migration pathways. Additionally, there is an electricity substation approximately 10 metres from the site boundary. These are generally considered low risk unless there is evidence of historic leaks or PCB use. If PCBs are present, they are typically immobile in soil and unlikely to migrate over significant distances.

Given the separation of approximately 10 metres and no known incidents, the substation is not considered a significant source of contamination in this context.

Given the absence of known contamination on-site, and the fact that the potential sources are off-site and have previously been assessed, a full phased contaminated land condition (including desktop study, site investigation, and remediation strategy) is not considered proportionate in this case.

Instead, a discovery strategy condition is recommended. This will ensure that any unexpected contamination encountered during development (e.g. visual or olfactory evidence of contamination, buried tanks, or unusual ground conditions) is appropriately investigated and managed.

Recommendation: Approval with conditions:

1. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Kind regards